

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF NEW ENGLAND MEDICAL CENTER HOSPITAL
DISPOSITION PARCEL P-4(1B) INCLUDING
DISCONTINUED AIR RIGHTS OVER WASHINGTON STREET
IN THE SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the HOUSING ACT OF 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the New England Medical Center Hospital has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel P-4(1B) including the Discontinued Air Rights over Washington Street in the South Cove Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That New England Medical Center Hospital be and hereby is tentatively designated as Redeveloper of Disposition Parcel P-4(1B) including the Discontinued Air Rights over Washington Street in the South Cove Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
- (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development and rental schedule.

2. That disposal of Parcel P-4(1B) including the Discontinued Air Rights over Washington Street by negotiation is the appropriate method of making the land available for redevelopment. Parcel P-4(1B), including the discontinued air rights, will be appraised in accordance with the Authority's disposition procedures.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

LOCATION PLAN PARCEL P4-1B

16,500
P-14
40,000 FEET

TABLED: JANUARY 18, 1979
RESUBMITTED: FEBRUARY 1, 1979

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH COVE URBAN RENEWAL AREA R-92
DISPOSITION PARCEL P-4(1B) INCLUDING
DISCONTINUED AIR RIGHTS OVER WASHINGTON STREET
TENTATIVE DESIGNATION OF REDEVELOPER

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Disposition Parcel P-4(1B), including hospital-owned land as well as 5,800 square feet of land presently owned by the Authority, and the Discontinued Air Rights over Washington Street of approximately 11,900 square feet, are contiguous parcels 400 feet south of Stuart/Kneeland Streets in the South Cove Urban Renewal Area.

New England Medical Center Hospital (NEMCH) proposes to construct their 1B project in an area bounded to the west by the Tufts-New England Medical Center Parking Garage and the Music Hall, and to the east by the Orange Line right-of-way. Approximately 85% of the land area of Parcel P-4(1B) is already owned by NEMCH. The air rights will be appraised in accordance with the Authority's disposition procedures.

The 1B project includes 96 pediatric beds and consolidated operating room center, plus all dependent hospital facilities such as clinics and doctors' offices. The total built floor area is 276,000 square feet and the total estimated construction cost is \$30 million dollars.

The 1B project is in accordance with the Cooperation Agreement between the Authority and Tufts-New England Medical Center of 1966. The design has been under continuous review during its development and is both appropriate to the locality and to the overall master plan of NEMCH, subject to the following specific conditions:

- 1) The construction of a service road easement, 14 foot clear width by 14 foot clear height under the 1B project and generally in line with the former Dillaway Street;

- 2) The inclusion of an escalator for public use connecting the Washington Street grade with the grade of the existing plaza between the Music Hall and the TNEMC parking garage;
- 3) The inclusion of appropriate retail space associated with public routes under or adjacent to the project.

NEMCH has gained a Determination of Need from the Massachusetts Public Health Council for the 1B project. The Determination of Need expires in November, 1979. In order to commence construction of this project prior to this date, NEMCH needs assurance of tentative designation to proceed with the development process.

It is recommended that the Authority adopt the attached resolution tentatively designating New England Medical Center Hospital as Redeveloper of Disposition Parcel P-4(1B) including the Discontinued Air Rights over Washington Street in the South Cove Urban Renewal Area.

ATTACHMENT.